



NOTICE OF PUBLIC HEARING CITY COUNCIL

PROJECT APPLICATION:

Tentative Tract Map #73078

MEETING LOCATION:

City Council Chamber
225 W. Second Street, Claremont, CA 91711

MEETING DATE & TIME:

Tuesday, July 11, 2017 – 7:00 pm

MEETING DESCRIPTION:

Claremont Condo Development L.P., is requesting City Council consideration of the above-mentioned application and associated environmental documentation. Specifically, the map would make minor adjustments to property lines, clean up various easements (remove, retain, and add), and allow for a new building structure containing 30 residential condominium units and a 240 space parking structure. The map's area addresses include all areas generally between 415–555 W. Foothill Boulevard, including the existing Doubletree Hotel, Old School House Center commercial areas (retail, restaurants, theater, and office uses), surface parking areas south of Colby Drive, 30 proposed residential condominiums, and a proposed parking structure.

The City's General Plan designates the project site as Mixed-Use and the zoning designation for the project is Specific Plan 9 (OSH/Claremont Inn Specific Plan). The Specific Plan for the OSH revitalization was adopted in 2006 and covered a 21-acre area situated at the northwest corner of the intersection of Foothill and Indian Hill Boulevards. Several major improvements were planned for within the Specific Plan, including the construction of a parking structure (three-levels, two at or above ground), and the conversion of the vacant three-story hotel building into residential condominium units.

The proposed Tentative Tract Map area would cover about 17 acres of the approximate 21 acres, and would include a new, three-story building structure that would be subdivided to contain 30 residential condominium units and a 240 space two-level (1.5 story) parking structure (60 for residential and 180 commercial) located in the area that currently contains a vacant three-story hotel building and surface parking lot (just north of the *Buca di Beppo* parking lot), and west of the *Candlelight Pavilion*. The vacant hotel and adjacent parking area will be demolished as part of the project. Note that 20 out of the 30 new residential units would be single level (same floor) units. The residential areas would have access to private, below ground parking accessed via residential stairs and two elevators.

A new private road will also be constructed, which was a planned improvement within the Specific Plan and would run east/west, connecting Colby Circle to Indian Hill Boulevard, and located south of Colby Circle (immediately north of the new building).

Note that the Planning Commission was an advisory body on this matter and on June 22, 2017 they reviewed the item and recommended approval to the City Council.

If approved by the City Council, a future notice will be given for a meeting of the Architectural Commission regarding the architectural designs, exterior colors, materials, exterior lighting, and landscaping for the new residential condos and parking structure.

During the meeting, all interested persons will be allowed an opportunity to speak regarding the proposed.

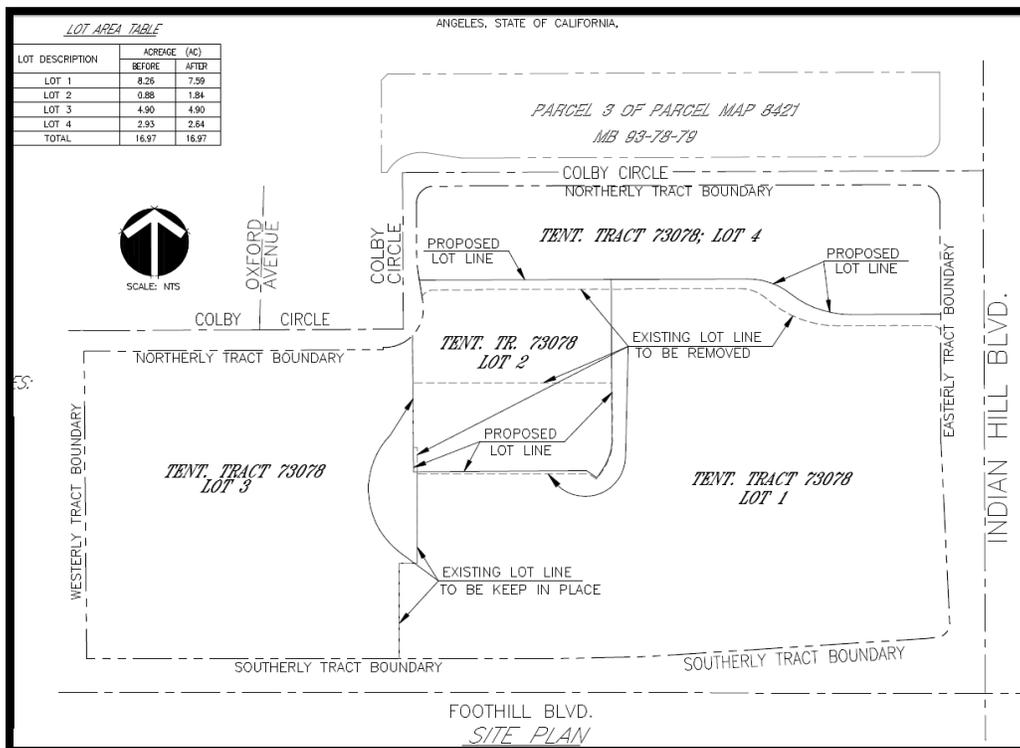
ENVIRONMENTAL DETERMINATION: Notice is further given that with assistance from the *ROMO Planning Group, Inc.*, the City has prepared, in accordance with the California Environmental Quality Act (CEQA) Sections 15162, 15164, and Public Resource Code 21166, an Addendum to the adopted 2006 Mitigated Negative Declaration (MND) for the Specific Plan for the Old School House/Claremont Inn Revitalization (Specific Plan) to address the impacts of the proposed minor changes.

Based on the findings and information contained in the previous MND, staff's analysis in the new Addendum, and the CEQA statute and State CEQA Guidelines, including sections 15162 and 15164, it is staff's determination that the proposed changes will not result in any new significant environmental effects beyond those impacts analyzed in the MND adopted for the Old School House/Claremont Inn Revitalization (Specific Plan).

Therefore, an Addendum to the MND is appropriate under State CEQA Guidelines section 15164, and no additional analysis is necessary. The City Council will review the Addendum to the MND and consider its adoption.

FOR MORE INFORMATION: Copies of the Tentative Tract Map sheets and the design plans are available at City Hall, Planning Division, 207 Harvard Avenue, Monday through Thursday, between the hours of 7 am and 6 pm. For more information on the proposal, please contact Senior Planner Mark Carnahan at (909) 399-5322, or via email at mcarnahan@ci.claremont.ca.us. If you would also like to be notified electronically about this specific project in the future, please provide your email address and it will be added to the project file.

Finally, in compliance with the Americans with Disabilities Act of 1990 (ADA), any person with a disability who requires modification or accommodation in order to participate in a City meeting should contact the City Clerk at (909) 399-5461 "VOICE" or 1-800-735-2929 "TT/TTY" at least (3) working days prior to the meeting, if possible.



PLANNING DIVISION
CITY OF CLAREMONT